


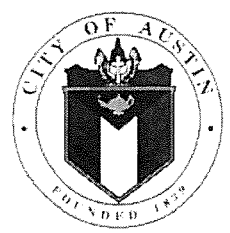




-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0068
Address: 5001 EVANS AVE
5000 MARTIN AVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

revised

CASE# _____
ROW# _____
TAX# _____

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE**

WARNING: Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED
INFORMATION COMPLETED.**

STREET ADDRESS: 5001 Evans Ave. and 5000 Avenue

LEGAL DESCRIPTION: Subdivision – The Highlands

Lot(s) 1-7 & S/2 lot 8; 27-32 Block 6 Outlot _____ Division _____

I/We Nikelle Meade, Husch Blackwell on behalf of myself/ourselves as authorized agent for
The Griffin School affirm that on March 25, 2015,

hereby apply for a hearing before the Board of Adjustment for consideration to:

**(check appropriate items below and state what portion of the Land Development
Code you are seeking a variance from)**

 ERECT ATTACH COMPLETE X REMODEL MAINTAIN

The applicant is seeking a variance from the min. street paved width requirement of Section
25-2-832(1) in order to remodel an existing Private Secondary Educational Facility and to increase
the maximum number of students permitted from 68 (imposed by the Board of Adjustment on
August 9, 2010; Case Nos. C15-2010-0075 and C15-2010-0076) to 125.

in a SF-3-NCCD-NP district.
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence
supporting the findings described below. Therefore, you must complete each of the applicable
Findings Statements as part of your application. Failure to do so may result in your application
being rejected as incomplete. Please attach any additional support documents.**

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The school cannot be remodeled without a variance. The school must be expanded in order to meet the needs of local students and to serve more families in the area. It is no longer viable for the school to only serve 68 students.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The property has frontage on three streets and an alley, none of which has 40 feet of paving width. The 68 student limit is a unique limitation imposed by the BOA, and is not typical of other school properties.

- (b) The hardship is not general to the area in which the property is located because:

This code provision only applies to private schools and the Griffin School is the only private school in the area. The 68 student limit was a unique requirement implemented by the BOA.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The property is already being used as a private school, and allowing more students to enroll will be a benefit to the community. There is ample frontage and access along all three streets to mitigate traffic issues caused by the width of the street.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Nikelle Meade Mail Address 111 Congress Ave., Suite 1400

City, State & Zip Austin, TX 78701

Printed Nikelle Meade Phone 479-1147 Date 3/25/15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed _____ Mail Address _____

City, State & Zip _____

Printed _____ Phone _____ Date _____

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.


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City, State & Zip Austin, TX 78701

Printed Nikelle Meade Phone 479-1147 Date 3/25/15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 5001 Evans Ave.

City, State & Zip Austin, TX 78751

Printed Adam Wilson Phone 512-454-5797 Date 3/27/2015

SITE DEVELOPMENT PLAN
GRIFFIN SCHOOL
5000 MARTIN AVE, AUSTIN, TEXAS 78751

SUBMITTAL DATE: JUNE 09, 2014

GENERAL PLAN NOTES

3. "RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF INSURER SUBMITTALS. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS."
4. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE WALLER CREEK (URBAN) & BOOGY CREEK WATERSHED, AND IS NOT CONTAINED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. THIS PROJECT IS SUBJECT TO THE WATERSHED PROTECTION REGULATIONS APPLICABLE AS OF DATE OF ORIGINAL APPLICATION.
5. SITE IS ZONED AS SF-3 WITH APPROVED CONDITIONAL USE AS PRIVATE SECONDARY EDUCATIONAL FACILITY PER SPC-2010-0208A
6. WATER QUALITY IS NOT REQUIRED BASED ON COT 19-2
7. DETENTION REQUIREMENT IS WAIVED IN LETTER DATED 10/1/2018
8. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN, FIRM PANEL NO. 48453Q045H & 48453Q045H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.
9. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
10. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON SITE.
11. THIS PROJECT IS LOCATED INSIDE THE CITY OF AUSTIN NORTH HIDE PLAIN NEIGHBORHOOD CONSERVATION COORDINATED DEVELOPMENT ORDINANCE NO. 200508A-01.
12. THIS SITE PLAN IS SUBJECT TO DISCUSSPHER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS)

OWNER

THE GRIFFIN SCHOOL
ATTN: ADAM WILSON - DIRECTOR
5001 EVANS AVE,
AUSTIN TEXAS-78751

LEGAL DESCRIPTION

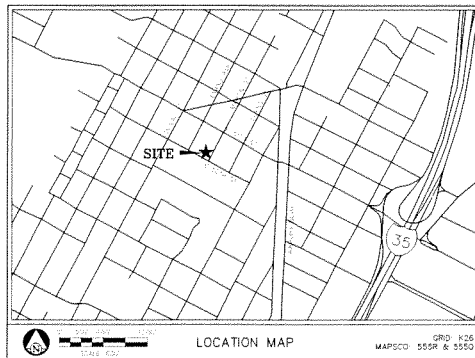
LOT 27-32, BLOCK 6 OF THE HIGHLANDS,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT
THEREOF, RECORDED IN VOL 3, PG 55 OF
THE PLAT RECORDS.

SITE HAS BEEN APPROVED AS ONE
COHESIVE DEVELOPMENT PER
SPC-2010-0208A.

FIRE CODE NOTES

IFC FIRE FLOW REQUIREMENT 1,500 GPM
BUILDING TYPE: V-B
BUILDING SIZE: 2,658 SF
INTENDED USE: EDUCATIONAL

UNDERGROUND MAINS FEEDING NFPA 13
SPRINKLER SYSTEMS MUST BE INSTALLED
AND TESTED IN ACCORDANCE WITH NFPA 13,
AND THE FIRE CODE, BY A LICENSED
SPRINKLER CONTRACTOR WITH A PLUMBING
PERMIT FOR THE INSTALLATION. THE ENTIRE
MAIN MUST BE HYDROSTATICALLY TESTED AT
ONE TIME, UNLESS ISOLATION VALVES ARE
PROVIDED BETWEEN TEST SECTIONS.



SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SITE & GRADING PLAN
4	UTILITY MAP
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	TREE PROTECTION & EROSION CONTROL PLAN
8	TYPICAL DETAILS
9	LANDSCAPE PLAN (1 OF 2)
10	LANDSCAPE PLAN (2 OF 2)
11	BUILDING FIRST FLOOR PLAN
12	BUILDING SECOND FLOOR PLAN
13	BUILDING ELEVATIONS

RECOMMENDED FOR APPROVAL

DEVELOPMENT PERMIT NUMBER	SUBMITTAL DATE
DIRECTOR OF PLANNING AND DEVELOPMENT REVIEW DEPARTMENT	DATE
CITY OF AUSTIN FIRE DEPARTMENT	DATE
AUSTIN WATER UTILITY	DATE

WATER DEMAND

PROPOSED BUILDING:
FIXTURE UNIT COUNT 49
EXISTING BUILDINGS:
FIXTURE UNIT COUNT 20
TOTAL FIXTURE UNIT COUNT 69 (35 GPM)

PROPOSED DOMESTIC METER SIZE 1 1/2"

SITE PLAN RELEASE NOTES

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING OR FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EXEMPTIONS MAY BE REQUESTED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- FOR DRIVEWAY CONSTRUCTION THE OWNER IS RESPONSIBLE FOR THE COST OF RELOCATION OF THE DRAINAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

CITY OF AUSTIN REVISIONS/CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) DELETE (D) ADD (A) SHEET NO'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMPERV. COVER (SF)	TOTAL GTE IMPERV. COVER (SF/70)	CITY OF AUSTIN APPROVAL DATE	DATE INAGE

SUBMITTED BY



05/09/2014
DATE

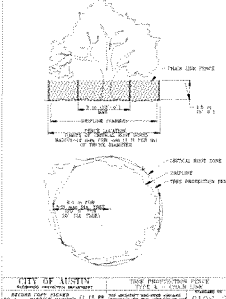
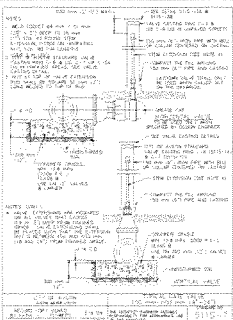


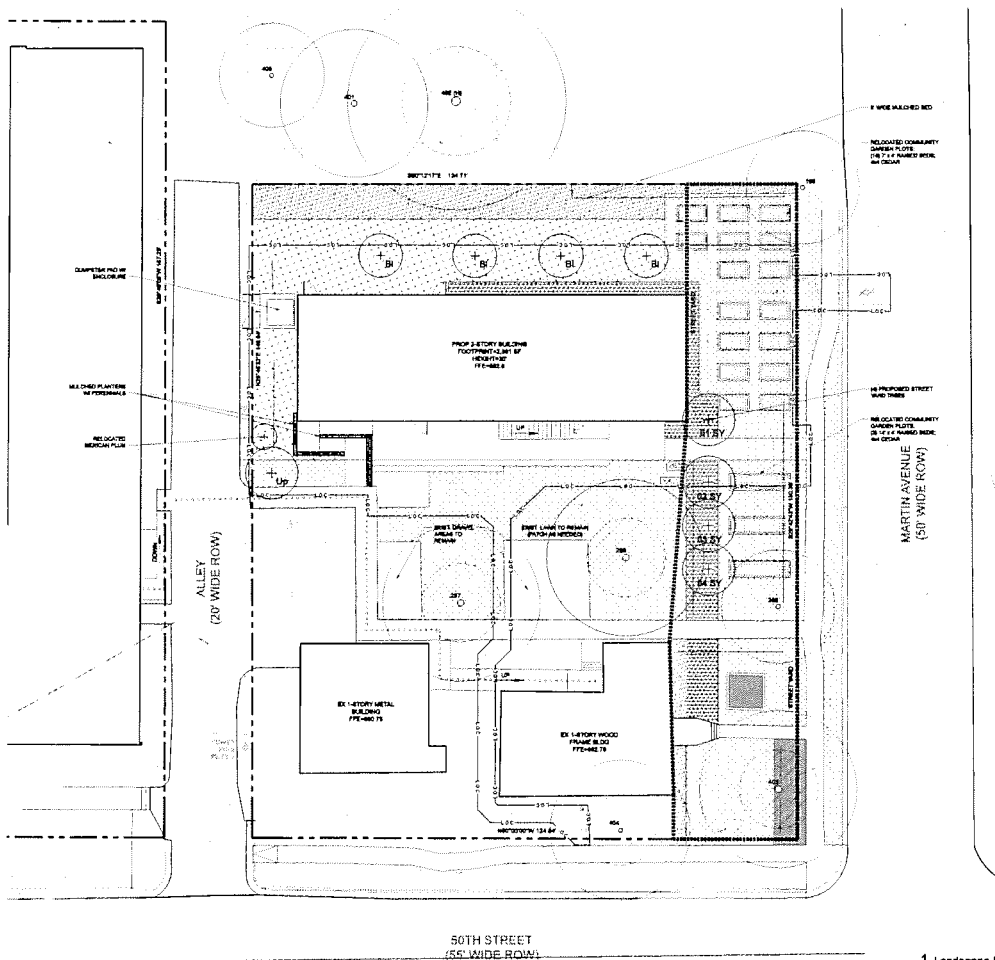
CIVILITUDE
ENGINEERS & PLANNERS

FIRM REG# F-12469 1701 DIRECTORS BLVD #400, AUSTIN, TX 78741
PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILTITUDE.COM

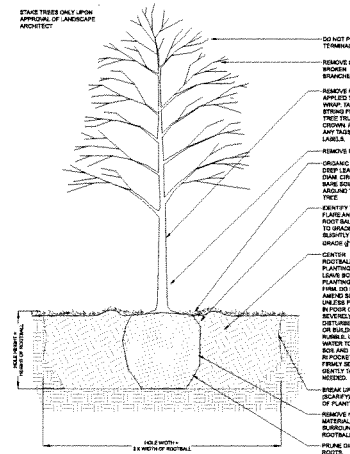
APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR THE DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

[illegible]

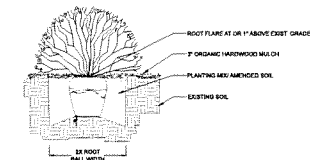
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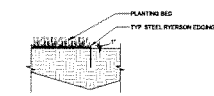
LANDSCAPE DETAILS



1 TYPICAL TREE PLANTING DETAIL
NOT TO SCALE



2 TYPICAL SHRUB PLANTING IN GRADE
NOT TO SCALE



3 TYPICAL STEEL EDGING
NOT TO SCALE

LANDSCAPE CALCULATIONS

Item	Quantity	Unit	Material	Notes
Street Tree	1	Each	1.00	1.00
Plant Species: Red Oak	1	Each	1.00	1.00
Street Tree (24" DBH)	1	Each	1.00	1.00
Street Tree (24" DBH) - 100%	1	Each	1.00	1.00
Street Tree (24" DBH) - 100%	1	Each	1.00	1.00
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Tree Replacement Items - ECM 3.6.4				
Item Replacement Requirement	Est. Unit (per sq. ft.)	Material	Notes	Remarks
Minimum Size = 12"	0.00	20%	0.00	0.00
12" - 18" Diameter	0.00	20%	0.00	0.00
18" - 24" Diameter	0.00	20%	0.00	0.00
24" - 30" Diameter	0.00	20%	0.00	0.00
30" - 36" Diameter	0.00	20%	0.00	0.00
36" - 42" Diameter	0.00	20%	0.00	0.00
42" - 48" Diameter	0.00	20%	0.00	0.00
48" - 54" Diameter	0.00	20%	0.00	0.00
54" - 60" Diameter	0.00	20%	0.00	0.00
60" - 66" Diameter	0.00	20%	0.00	0.00
66" - 72" Diameter	0.00	20%	0.00	0.00
72" - 78" Diameter	0.00	20%	0.00	0.00
78" - 84" Diameter	0.00	20%	0.00	0.00
84" - 90" Diameter	0.00	20%	0.00	0.00
90" - 96" Diameter	0.00	20%	0.00	0.00
96" - 102" Diameter	0.00	20%	0.00	0.00
102" - 108" Diameter	0.00	20%	0.00	0.00
108" - 114" Diameter	0.00	20%	0.00	0.00
114" - 120" Diameter	0.00	20%	0.00	0.00
120" - 126" Diameter	0.00	20%	0.00	0.00
126" - 132" Diameter	0.00	20%	0.00	0.00
132" - 138" Diameter	0.00	20%	0.00	0.00
138" - 144" Diameter	0.00	20%	0.00	0.00
144" - 150" Diameter	0.00	20%	0.00	0.00
150" - 156" Diameter	0.00	20%	0.00	0.00
156" - 162" Diameter	0.00	20%	0.00	0.00
162" - 168" Diameter	0.00	20%	0.00	0.00
168" - 174" Diameter	0.00	20%	0.00	0.00
174" - 180" Diameter	0.00	20%	0.00	0.00
180" - 186" Diameter	0.00	20%	0.00	0.00
186" - 192" Diameter	0.00	20%	0.00	0.00
192" - 198" Diameter	0.00	20%	0.00	0.00
198" - 204" Diameter	0.00	20%	0.00	0.00
204" - 210" Diameter	0.00	20%	0.00	0.00
210" - 216" Diameter	0.00	20%	0.00	0.00
216" - 222" Diameter	0.00	20%	0.00	0.00
222" - 228" Diameter	0.00	20%	0.00	0.00
228" - 234" Diameter	0.00	20%	0.00	0.00
234" - 240" Diameter	0.00	20%	0.00	0.00
240" - 246" Diameter	0.00	20%	0.00	0.00
246" - 252" Diameter	0.00	20%	0.00	0.00
252" - 258" Diameter	0.00	20%	0.00	0.00
258" - 264" Diameter	0.00	20%	0.00	0.00
264" - 270" Diameter	0.00	20%	0.00	0.00
270" - 276" Diameter	0.00	20%	0.00	0.00
276" - 282" Diameter	0.00	20%	0.00	0.00
282" - 288" Diameter	0.00	20%	0.00	0.00
288" - 294" Diameter	0.00	20%	0.00	0.00
294" - 300" Diameter	0.00	20%	0.00	0.00
300" - 306" Diameter	0.00	20%	0.00	0.00
306" - 312" Diameter	0.00	20%	0.00	0.00
312" - 318" Diameter	0.00	20%	0.00	0.00
318" - 324" Diameter	0.00	20%	0.00	0.00
324" - 330" Diameter	0.00	20%	0.00	0.00
330" - 336" Diameter	0.00	20%	0.00	0.00
336" - 342" Diameter	0.00	20%	0.00	0.00
342" - 348" Diameter	0.00	20%	0.00	0.00
348" - 354" Diameter	0.00	20%	0.00	0.00
354" - 360" Diameter	0.00	20%	0.00	0.00
360" - 366" Diameter	0.00	20%	0.00	0.00
366" - 372" Diameter	0.00	20%	0.00	0.00
372" - 378" Diameter	0.00	20%	0.00	0.00
378" - 384" Diameter	0.00	20%	0.00	0.00
384" - 390" Diameter	0.00	20%	0.00	0.00
390" - 396" Diameter	0.00	20%	0.00	0.00
396" - 402" Diameter	0.00	20%	0.00	0.00
402" - 408" Diameter	0.00	20%	0.00	0.00
408" - 414" Diameter	0.00	20%	0.00	0.00
414" - 420" Diameter	0.00	20%	0.00	0.00
420" - 426" Diameter	0.00	20%	0.00	0.00
426" - 432" Diameter	0.00	20%	0.00	0.00
432" - 438" Diameter	0.00	20%	0.00	0.00
438" - 444" Diameter	0.00	20%	0.00	0.00
444" - 450" Diameter	0.00	20%	0.00	0.00
450" - 456" Diameter	0.00	20%	0.00	0.00
456" - 462" Diameter	0.00	20%	0.00	0.00
462" - 468" Diameter	0.00	20%	0.00	0.00
468" - 474" Diameter	0.00	20%	0.00	0.00
474" - 480" Diameter	0.00	20%	0.00	0.00
480" - 486" Diameter	0.00	20%	0.00	0.00
486" - 492" Diameter	0.00	20%	0.00	0.00
492" - 498" Diameter	0.00	20%	0.00	0.00
498" - 504" Diameter	0.00	20%	0.00	0.00
504" - 510" Diameter	0.00	20%	0.00	0.00
510" - 516" Diameter	0.00	20%	0.00	0.00
516" - 522" Diameter	0.00	20%	0.00	0.00
522" - 528" Diameter	0.00	20%	0.00	0.00
528" - 534" Diameter	0.00	20%	0.00	0.00
534" - 540" Diameter	0.00	20%	0.00	0.00
540" - 546" Diameter	0.00	20%	0.00	0.00
546" - 552" Diameter	0.00	20%	0.00	0.00
552" - 558" Diameter	0.00	20%	0.00	0.00
558" - 564" Diameter	0.00	20%	0.00	0.00
564" - 570" Diameter	0.00	20%	0.00	0.00
570" - 576" Diameter	0.00	20%	0.00	0.00
576" - 582" Diameter	0.00	20%	0.00	0.00
582" - 588" Diameter	0.00	20%	0.00	0.00
588" - 594" Diameter	0.00	20%	0.00	0.00
594" - 600" Diameter	0.00	20%	0.00	0.00
600" - 606" Diameter	0.00	20%	0.00	0.00
606" - 612" Diameter	0.00	20%	0.00	0.00
612" - 618" Diameter	0.00	20%	0.00	0.00
618" - 624" Diameter	0.00	20%	0.00	0.00
624" - 630" Diameter	0.00	20%	0.00	0.00
630" - 636" Diameter	0.00	20%	0.00	0.00
636" - 642" Diameter	0.00	20%	0.00	0.00
642" - 648" Diameter	0.00	20%	0.00	0.00
648" - 654" Diameter	0.00	20%	0.00	0.00
654" - 660" Diameter	0.00	20%	0.00	0.00
660" - 666" Diameter	0.00	20%	0.00	0.00
666" - 672" Diameter	0.00	20%	0.00	0.00
672" - 678" Diameter	0.00	20%	0.00	0.00
678" - 684" Diameter	0.00	20%	0.00	0.00
684" - 690" Diameter	0.00	20%	0.00	0.00
690" - 696" Diameter	0.00	20%	0.00	0.00
696" - 702" Diameter	0.00	20%	0.00	0.00
702" - 708" Diameter	0.00	20%	0.00	0.00
708" - 714" Diameter	0.00	20%	0.00	0.00
714" - 720" Diameter	0.00	20%	0.00	0.00
720" - 726" Diameter	0.00	20%	0.00	0.00
726" - 732" Diameter	0.00	20%	0.00	0.00
732" - 738" Diameter	0.00	20%	0.00	0.00
738" - 744" Diameter	0.00	20%	0.00	0.00
744" - 750" Diameter	0.00	20%	0.00	0.00
750" - 756" Diameter	0.00	20%	0.00	0.00
756" - 762" Diameter	0.00	20%	0.00	0.00
762" - 768" Diameter	0.00	20%	0.00	0.00
768" - 774" Diameter	0.00	20%	0.00	0.00
774" - 780" Diameter	0.00	20%	0.00	0.00
780" - 786" Diameter	0.00	20%	0.00	0.00
786" - 792" Diameter	0.00	20%	0.00	0.00
792" - 798" Diameter	0.00	20%	0.00	0.00
798" - 804" Diameter	0.00	20%	0.00	0.00
804" - 810" Diameter	0.00	20%	0.00	0.00
810" - 816" Diameter	0.00	20%	0.00	0.00
816" - 822" Diameter	0.00	20%	0.00	0.00
822" - 828" Diameter	0.00	20%	0.00	0.00
828" - 834" Diameter	0.00	20%	0.00	0.00
834" - 840" Diameter	0.00	20%	0.00	0.00
840" - 846" Diameter	0.00	20%	0.00	0.00
846" - 852" Diameter	0.00	20%	0.00	0.00
852" - 858" Diameter	0.00	20%	0.00	0.00
858" - 864" Diameter	0.00	20%	0.00	0.00
864" - 870" Diameter	0.00	20%	0.00	0.00
870" - 876" Diameter	0.00	20%	0.00	0.00
876" - 882" Diameter	0.00	20%	0.00	0.00
882" - 888" Diameter	0.00	20%	0.00	0.00
888" - 894" Diameter	0.00	20%	0.00	0.00
894" - 900" Diameter	0.00	20%	0.00	0.00
900" - 906" Diameter	0.00	20%	0.00	0.00
906" - 912" Diameter	0.00	20%	0.00	0.00
912" - 918" Diameter	0.00	20%	0.00	0.00
918" - 924" Diameter	0.00	20%	0.00	0.00
924" - 930" Diameter	0.00	20%	0.00	0.00
930" - 936" Diameter	0.00	20%	0.00	0.00
936" - 942" Diameter	0.00	20%	0.00	0.00
942" - 948" Diameter	0.00	20%	0.00	0.00
948" - 954" Diameter	0.00	20%	0.00	0.00
954" - 960" Diameter	0.00	20%	0.00	0.00
960" - 966" Diameter	0.00	20%	0.00	0.00
966" - 972" Diameter	0.00	20%	0.00	0.00
972" - 978" Diameter	0.00	20%	0.00	0.00
978" - 984" Diameter	0.00	20%	0.00	0.00
984" - 990" Diameter	0.00	20%	0.00	0.00
990" - 996" Diameter	0.00	20%	0.00	0.00
996" - 1002" Diameter	0.00	20%	0.00	0.00
1002" - 1008" Diameter	0.00	20%	0.00	0.00
1008" - 1014" Diameter	0.00	20%	0.00	0.00
1014" - 1020" Diameter	0.00	20%	0.00	0.00
1020" - 1026" Diameter	0.00	20%	0.00	0.00
1026" - 1032" Diameter	0.00	20%	0.00	0.00
1032" - 1038" Diameter	0.00	20%	0.00	0.00
1038" - 1044" Diameter	0.00	20%	0.00	0.00
1044" - 1050" Diameter	0.00	20%	0.00	0.00
1050" - 1056" Diameter	0.00	20%	0.00	0.00
1056" - 1062" Diameter	0.00	20%	0.00	0.00
1062" - 1068" Diameter	0.00	20%	0.00	0.00
1068" - 1074" Diameter	0.00	20%	0.00	0.00
1074" - 1080" Diameter	0.00	20%	0.00	0.00
1080" - 1086" Diameter	0.00	20%	0.00	0.00
1086" - 1092" Diameter	0.00	20%	0.00	0.00
1092" - 1098" Diameter	0.00	20%	0.00	0.00
1098" - 1104" Diameter	0.00	20%	0.00	0.00
1104" - 1110" Diameter	0.00	20%	0.00	0.00
1110" - 1116" Diameter	0.00	20%	0.00	0.00
1116" - 1122" Diameter	0.00	20%	0.00	0.00
1122" - 1128" Diameter	0.00	20%	0.00	0.00
1128" - 1134" Diameter	0.00	20%	0.00	0.00
1134" - 1140" Diameter	0.00	20%	0.00	0.00
1140" - 1146" Diameter	0.00	20%	0.00	0.00
1146" - 1152" Diameter	0.00	20%	0.00	0.00
1152" - 1158" Diameter	0.00	20%	0.00	0.00
1158" - 1164" Diameter	0.00	20%	0.00	0.00
1164" - 1170" Diameter	0.00	20%	0.00	0.00
1170" - 1176" Diameter	0.00	20%	0.00	0.00
1176" - 1182" Diameter	0.00	20%	0.00	0.00
1182" - 1188" Diameter	0.00	20%	0.00	0.00
1188" - 1194" Diameter	0.00	20%	0.00	

Islands, Medians & Perimeters - ECM 2-2.7	
	<div> <div>Required</div> <div>Proposed</div> </div>
Island Total	<div> <div>1.00</div> <div>1.00</div> </div>
Island Island Area	<div> <div>1.00</div> <div>1.00</div> </div>
Integration Requirements - LDC 25-3.1068 (A)	
<div> <div>Total Required</div> <div>1.00</div> </div>	<div> <div>Proposed</div> <div>1.00</div> </div>
<div> <div>Total Required</div> <div>1.00</div> </div>	<div> <div>Proposed</div> <div>1.00</div> </div>
<div> <div>Island Total</div> <div>1.00</div> </div>	<div> <div>Island Total</div> <div>1.00</div> </div>
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BUFFER POINTS - ECM 2.4.3				
Buffer Requirements	Unit	Rate	Factor	Required Points
Buffer Planning	hr	1.0	1.0	1.0
	hr	1.0	1.0	1.0
	hr	1.0	1.0	1.0
Total Resources Buffer Points			hr	3.0

Buffer Elements	Size	Quantity	Prepared	Order	Prepared
1.00 hr	1.00 hr	1.00	1.00	1.00	1.00
1.00 hr	1.00 hr	1.00	1.00	1.00	1.00
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1.00 hr	1.00 hr	1.00	1.00		

Item	Quantity	Unit	Material	Notes
Planting Bed	1	Each	1.00	1.00
Planting Bed (24" x 48")	1	Each	1.00	1.00
Planting Bed (24" x 48")	1	Each	1.00	1.00
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Planting Bed (24" x 48")	1	Each	1.00	1.00
Planting Bed (24"				

IRRIGATION NOTES

- Automatic irrigation systems shall comply with the following requirements. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection.
 - A new commercial and multi-family irrigation system must be designed and installed so that:
 - there is no direct overlap onto non-irrigated areas;
 - the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands);
 - above-ground irrigation emitters are set back at least six (6) inches from impervious surfaces;
 - the irrigation system has a master valve;
 - each remote control valve have adjustable flow control;
 - serviceable in-head check valves are adjacent to paved areas where elevation differences may cause low head drainage;
 - the irrigation system has a City-approved weather-based controller;
 - an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch (1/2") rainfall;
 - zone valves and circuits are separated based on plant water requirements;
 - an irrigation emitters device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and
 - no component of the irrigation system deviates from the manufacturer's recommended use of the product.
 - The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius of throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.
 - The irrigation installer shall develop and provide an as-built design plan and water budget to the City at the time the final planting inspection is performed. The water budget shall include:
 - a chart containing zone numbers, precipitation rate, and gallons per minute; and
 - the location of the emergency irrigation system shut-off valve. A limited copy of the water budget shall be permanently installed inside the irrigation controller door.
 - The irrigation installer shall provide a report to the City on a form provided by the Austin Water Utility Department certifying compliance with Subsection 1 when the final planting inspection is performed by the City.

PLANT SCHEDULE

Item	Quantity	Unit	Material	Notes
Small Trees	1	Each	1.00	1.00
Medium Shrubs	1	Each	1.00	1.00
Ornamental Grass Plantings	1	Each	1.00	1.00
Perennial Plantings	1	Each	1.00	1.00
Groundcover Plantings	1	Each	1.00	1.00

PLANTING AND DETAIL NOTES

- All plant beds to be matched to a minimum depth of 3" with organic mulch unless otherwise noted on drawings or specifications.
- All plant materials shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the "American Standards for Nursery Stock."
- All planting shall be in accordance with standard American Association of Nurserymen procedures and specifications.
- Contractor shall verify the correct location of all underground utilities in the field prior to the installation of any plant materials.
- Plant materials location to be stated in the field and approved by the Studio Balcones prior to planting.
- Contractor to obtain approval from Studio Balcones before making any substitutions or changes.
- Quantities shown on the plant list are for the Contractor's convenience only and are not guaranteed to be accurate. In the event of discrepancy between quantities shown on the plan and quantities shown on the plant list, the quantities on the plan shall apply.
- Any and all details to be updated as needed to conform to COA requirements, especially any and all landscape improvements located in the Right of Way.
- All landscaped areas are to be protected by 6" inch wheel curbs, wheel stops or other approved barriers as per ECM 2.4.7 (LDC 25-2-100(A), ECM 2.4.7(A)).
- All planting beds not protected by concrete curbs to be bounded by steel edging (Rysman steel edging, See Detail 3).
- The OWNER will continuously maintain the required landscaping in accordance with LDC 25-2-884.

STUDIO BALCONES
LANDSCAPE ARCHITECTURE & URBAN DESIGN
1414 E. 11th Street, Suite 100
Austin, TX 78701
512.478.1111
www.studiobalcones.com



THE GRIFFIN SCHOOL
5011 Griffin Ave
Austin, TX 78751

Project No. 1404
Date: 10/1/2024

LANDSCAPE CALCULATIONS & DETAILS

L 1.1

DATE: 10/1/2024
PROJECT: THE GRIFFIN SCHOOL
SHEET: 10 OF 10
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

GLASS/WINDOW TYPE:
1" INSULATED, LOW-E, U-VALUE 0.43 OR BETTER, THERMALLY
BROKEN

INSULATION:
WALL ASSEMBLY: OPEN CELL SPRAY FOAM INSULATION, MINIMUM
R-VALUE: R15 (5" OF INSULATION)
ROOF ASSEMBLY: OPEN CELL SPRAY FOAM INSULATION, MINIMUM
R-VALUE: R32 (9" OF INSULATION)

NOTE:
SOLAR GAIN CALCULATIONS OF THE SOUTH ELEVATION SHOULD
TAKE INTO ACCOUNT THE 8 FOOT DEEP OVERHANG AND
EXTENSIVE SHADING PROVIDED BY A DOUBLE HEIGHT SCREEN
ELEMENT

OCCUPANT LOAD COUNT

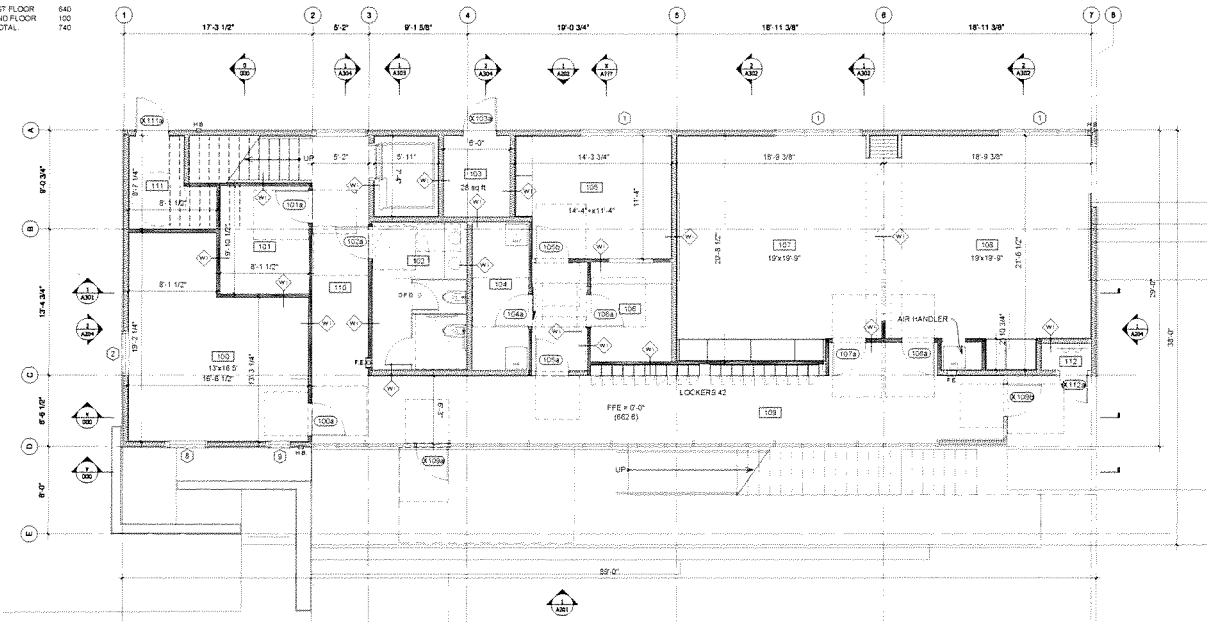
1ST FLOOR	
OFFICE	4
1ST FLOOR MTG	4
MUSIC AREA	8
CLASSROOM	15
CLASSROOM	15
1ST FLOOR TOTAL	44
2ND FLOOR	
OFFICE	2
MEETING	6
HALLWAY	10
ARTROOM	10
CLASSROOM	15
CLASSROOM	15
2ND FLOOR TOTAL	58
GRAND TOTAL	102

GSF INTERIOR CONDITIONED
OUTSIDE FACE OF EXTERIOR WALL

1ST FLOOR	2,530
2ND FLOOR	2,658
TOTAL	5,188

EXTERIOR COVERED

1ST FLOOR	640
2ND FLOOR	100
TOTAL	740



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ARCHITECT
MURRAY LEGER ARCHITECTURE
1000 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.MURRAYLEGER.COM

Murray Lege Architecture
ARCHITECTS

DESIGNED BY
MURRAY LEGER ARCHITECTURE
1000 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.MURRAYLEGER.COM

GRIFFIN SCHOOL
CLASSROOM BUILDING

DATE: 05/23/2014
DRAWN BY: A-11
CHECKED BY: 007
PROJECT NO: SP-2014-0216C
11 OF 13



Prior Variance Decision Sheet

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0075

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion To GRANT**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman **2nd the Motion**
☐ Y ☐ Heidi Goebel

APPLICANT: Jim Bennett
OWNER: The Griffin School

ADDRESS: 5000-5002 MARTIN AVE

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT with conditions to limit 68 students or 38 parking spaces as per exhibit C6/24, Board Member Clarke Hammond second on a 7-0 vote; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the redevelopment of this existing civic use to create another civic use cannot occur without the variance, the ordinance when adopted did not considered a property with three street frontages
2. (a) The hardship for which the variance is requested is unique to the property in that: the property has frontage on three streets and an alley, none of which has 40ft of paving width, additional ROW nor paving can be provided when someone else owns the property that would be required to provide the 40ft of paving width for the entire block
(b) The hardship is not general to the area in which the property is located because: private secondary schools are required to meet this requirement while the nearby public school is not required to meet this requirement, this is the only private school in close proximity
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the site is developed with a church use and the change of use will not be a detriment to the neighborhood, it will not impair the purpose the regulations because ample frontage access, and traffic is being distributed onto three streets.

Susan Walker
Executive Liaison

Leane Heldenfels
Chairman

Prior Variance Decision Sheet

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, August 9, 2010

CASE NUMBER: C15-2010-0076

☐ Y ☐ Jeff Jack
☐ Y ☐ Michael Von Ohlen **Motion To GRANT**
☐ Y ☐ Nora Salinas
☐ Y ☐ Bryan King
☐ Y ☐ Leane Heldenfels, Chairman
☐ Y ☐ Clarke Hammond, Vice Chairman **2nd the Motion**
☐ Y ☐ Heidi Goebel

ADDRESS: 600 50TH ST

VARIANCE REQUESTED: The applicant has requested a variance from the minimum street paved width requirement of Section 25-2-832 (1) in order to remodel an existing Religious Assembly Use to create a Private Secondary Educational Facility in an "SF-3-NCCD-NP", Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park Neighborhood NCCD) The Land Development Code states that a private secondary school must be located on a street that has a paved width of at least 40 feet from the site to where it connects with another street that has a paved width of at least 40 feet.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT with conditions to limit 68 students or 38 parking spaces as per exhibit C6/24 , Board Member Clarke Hammond second on an 7-0 vote; GRANTED.




FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the redevelopment of this existing civic use to create another civic use cannot occur without the variance, the ordinance when adopted did not considered a property with three street frontages
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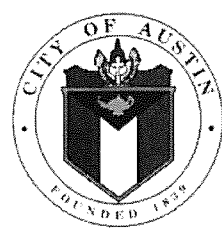
Susan Walker
Executive Liaison

Leane Heldenfels
Chairman



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0068
Address: 5001 EVANS AVE
5000 MARTIN AVE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'